

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

Monday, June 15, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, June 23, 2015 pursuant to notice at the Rhode Island Convention Center, One Sabin Street and the Dunkin' Donuts Center, One LaSalle Square, Providence, RI 02903.

Board members present were Paul MacDonald, Patrick Butler, Jeff Hirsh, Bernie Buonanno, Tony Mendez and Stan Israel.

Also present were Jim McCarvill, Executive Director, Amanda Wilmouth and Larry Lepore, Convention Center and Dunkin' Donuts Center, Jan Brodie, I 195 Committee; Rick Hall and Ray Keough, Keough Construction Management; Amy Pettine and Ray Studley, RIPTA; Elizabeth Keithline, RI Council for the Arts; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 9:10 AM

Mr. MacDonald stated that three firms were invited to make their pitch as to why they would be the best choice for us. He noted that this is a very important project and that we are under a great deal of scrutiny. Mr. MacDonald said that we must be cautious at every step in the process and chose the firm that is the best fit for job.

Mr. Keough noted that Blount Bennett would be the first team to present their qualifications.

Blount Bennett began their Power Point Presentation. Following the presentation discussion ensued regarding the complications that RIPTA buses will bring because of the size of the streets and the traffic entering and exiting the garage. Ms. Brodie stated that the project is very complicated. Mr. MacDonald asked about cast in place as opposed to pre-cast. The Blount Bennett representative stated that there is more flexibility with cast in place but the cost is slightly higher. Discussion also took place regarding a traffic study and it was established that Beta Engineering would take the lead on the traffic study and that they are familiar with the permitting process in the City. Mr. Mendez asked about the diversity within the Blount Bennett Company. The Blount Bennett representative said that he did not know but thought they were diverse. Mr. MacDonald asked how far into the design phase do you need to know if the job will be pre-cast or cast in place. The answer was that a decision would have to be made prior to design. The Blount Bennett team noted that it will take 6 to 8 months to get the building drawings. Mr. Israel asked about Blount Bennett's track record for keeping to the budget and finishing on time. Blount Bennett concluded by stating that budget and scheduling are very important and that they will design to minimize maintenance.

After the firm left Mr. Buonanno said that he would like to hear Mr. Keough's comments.

Mr. Keough said that he thinks that a traffic study should be done first. He stated that this project is very complicated and that we cannot move forward until it is established just what will fit in the

space.

The next firm to be interviewed was Desman Associates.

Desman's presentation was similar to Blount Bennett with the exception that they feel that the cast in place method would be much more costly because it is not done in this area very often and the equipment needed is not readily available. Lengthy discussion was held following Walker's departure. Mr. Keough was asked to present his comments. Mr. Keough stated that Walker had very good responses to his questions and answered with a great deal of knowledge. Mr. Keough said that the job is well within their capabilities. Mr. MacDonald said that the cost per space will be very important. Mr. McCarvill stated that he would like a garage that will give us a profit that also operates efficiently. Mr. Israel noted that this project will require a firm that can interact with the City. Ms. Brodie stated that the City is motivated to get this job done. Mr. Hirsh said that it seems like cast in place is not the most sensible. Discussion regarding the first level. Mr. Butler said that we will need spaces for maintenance, trash containers, deliveries, etc. for retail operations. Mr. Studley said that RIPTA will be concerned with pedestrian safety and suggested a study or assessment of the area.

The final presentation was made by Walker Parking Design. The Walker representative stated that their proposed team was carefully selected. The noted that they have a great deal of experience working with the City and are currently working on the train station. They were quick to point out that they refused the renovation project at the Providence Place Mall. It was noted that this project has been in the

works for years and that Walker had completed a design build in the past that did not materialize. Mr. Buonanno asked what the anticipated cost per square foot would be. Walker answered that it would depend on the criteria. Retail space will add to the cost. Discussion ensued regarding the permitting process and it was expressed that Walker Design has a great deal of experience in the process. Walker also stated that cast in place would add significant costs to the project as well as an additional three months. Mr. Lepore said that we struggle with snow removal at our garages. He asked if there were any suggestions or anything new in snow removal. Discussion continued regarding snow removal, snow melting and pedestrian traffic. Mr. Lepore asked about a cover. It was determined that a lot of costs would be associated with a cover. Mr. Buonanno asked if a feasibility study or any financial projections were completed for Wickford Junction. None were performed.

Mr. Buonanno stated that he would like to see a financial feasibility study. He stated that he does not want to get into a project where we will not make money for many years. Mr. Keough stated that we should find out how much progress could be made for the \$500,000 that we can spend. He said that maybe would could get through schematic design. The committee agreed to meet again on June 23rd prior to the Marketing Committee Meeting. Upon a motion duly made by Mr. Butler and seconded by Mr. Hirsh it was unanimously VOTED to adjourn at 2:00 PM